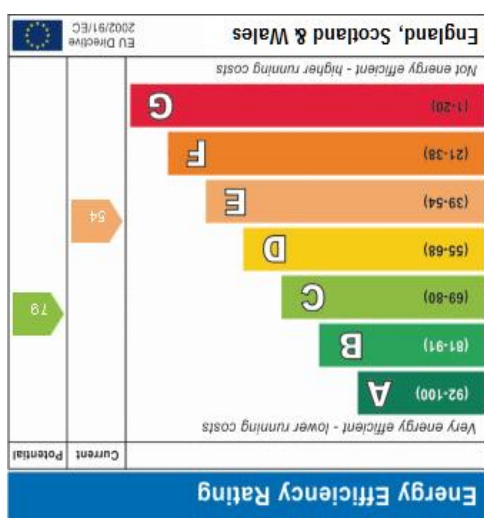
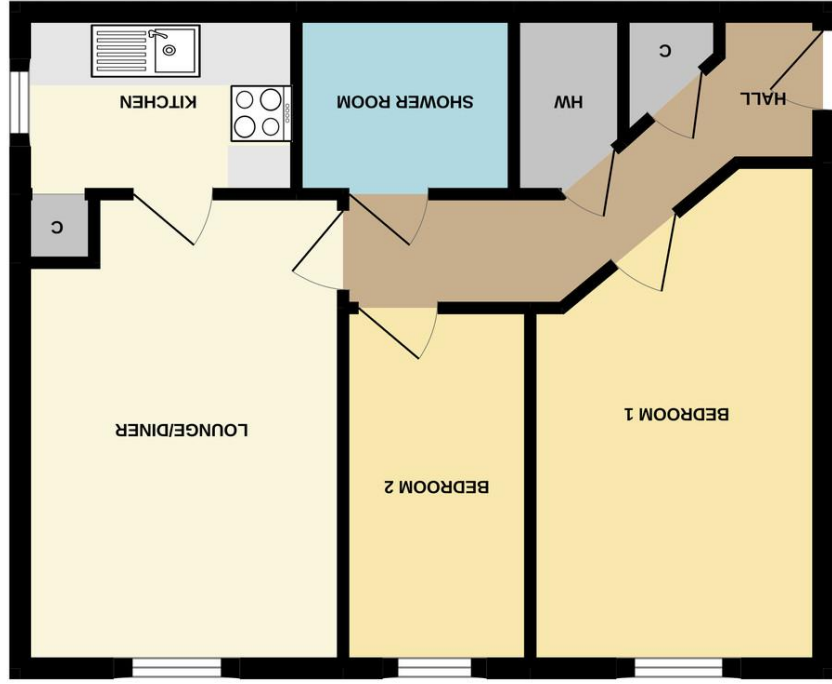


**IMPORTANT NOTICE**  
1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of Kavanaghs or the Vendor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give any representation or warranty for any person in their employment has the authority to make or give any representation or warranty or whatever in relation to the property. 6. We have not carried out a survey of the property nor tested any of the appliances, services or equipment. Prospective purchasers must therefore satisfy themselves as to the working order of such and the structural condition of the property. 7. All dimensions, areas or distances referred to are given as an approximate guide only and are not precise. Prospective purchasers must rely on their own enquiries. 8. No warranty or representation is given to the title of the property or the existence or otherwise of planning permission, building regulations approval or other statutory or regulatory permission. Any reference to such is made in good faith. Purchasers should instruct their solicitor to make appropriate enquiries regarding these matters. 9. If there are any points which are of particular interest or importance to you please contact the agent who will seek particular clarification. Kavanaghs have a duty under the Proceeds of Crime Act 2002 to report any knowledge or suspicion of money laundering activity.



TOTAL FLOOR AREA: 526 sq ft (48.9 sq m) approx.  
Measured in accordance with BS 5400-4:2002



41 Wharf Court  
Melksham, Wiltshire SN12 7NS  
£87,500

- First Floor Retirement Property - Leasehold
- Excellent Order Throughout
- Upvc Double Glazing
- Shower Room
- Modern Fitted Kitchen
- Two Bedrooms
- Viewing Highly Recommended
- EPC: E (54)
- Council Tax Band C



**SITUATION:**

Wharf Court is a delightful retirement development situated close the centre of Melksham, where an excellent range of amenities for all including a library, shops and supermarkets. The new Melksham campus which provides a fitness centre, swimming pool and much more. Melksham provides easy access to the M4 corridor and has transport links including bus services and a train station to the neighbouring towns including Chippenham, Trowbridge, Bradford on Avon and the Georgian city of Bath lies some 12 miles distant.

**DESCRIPTION:**

Kavanaghs are most pleased to offer this first floor retirement property, in excellent order throughout with modern kitchen, shower room and updated water system. The further accommodation includes entrance hall, storage cupboards, two good sized bedrooms and lounge/diner all with the additional benefit of Upvc replacement double glazing, night storage heating and overlooking sunny gardens.

**ACCOMMODATION:**

**COMMUNAL ENTRANCE HALL:**

With secure main door, access to communal area, lifts and stairs:-

**ENTRANCE HALL:**

With entrance phone, night storage heater, two separate storage cupboards, doors to:-

**LOUNGE/DINER:**

14' 11" x 10' 02" (4.55m x 3.1m) With Upvc double glazed window, night storage heater, door to:-

**KITCHEN:**

8' 08" x 5' 09" (2.64m x 1.75m) With Upvc double glazed window, most attractive range of fitted base and wall units incorporating stainless steel single drainer sink unit, fitted hot water heater below, space for electric cooker, recess/space for fridge/freezer, part tiled walls.

Wharf Court offers excellent communal amenities within including lounge, kitchen, guest suite, laundry facilities and pretty gardens to enjoy. Emergency alarm cords are in all rooms offering 24/7 assistance to residents. A VIEWING IS HIGHLY RECOMMENDED.

**DIRECTIONS:**

From the market place continue out on Spa Road and just after the roundabout bear right into Wharf Court.

**BEDROOM ONE:**

15' 07" max x 11' 03" (4.75m x 3.43m) With Upvc double glazed window, electric panel wall heater.

**BEDROOM TWO:**

11' 03" x 5' 11" (3.43m x 1.8m) With Upvc double glazed window, electric panel wall heater.

**SHOWER ROOM:**

With modern fitted corner shower cubical, wash hand basin and low level w.c., within vanity unit with mirror over and storage, ladder radiator, part tiled walls, extractor fan.

**OUTSIDE:**

Wharf Court offers pretty, well maintained communal gardens which residents are able to enjoy. There is communal parking and visitors spaces.

**SERVICES:**

Main services of electricity, water and drainage are connected.

**TENURE:**

Leasehold

**SERVICE CHARGE:**

There is an annual service charge which covers maintenance of the garden, maintenance of equipment i.e. fire alarms, and warden call systems, buildings insurance, door entry, communal area cleaning and electric, 24 hour alarm call service with a scheme manager Monday to Friday. The monthly service charge is currently £227.96 per month 2023/24

**AGENTS NOTE:**

Please note that there are legal fees to be paid by the purchaser for the rant of a new lease (from seller to buyer) - these are currently £375.00 plus vat and document fee of £65.00 plus vat.

**COUNCIL TAX:**

The property is in Band C with the amount payable for 2023/24 being £1981.87

**CODE: 10984 29/7/22**

**TO VIEW THIS PROPERTY:**

To arrange a viewing please call 01225 706860 or email sales@kavanaghs.co.uk.

